

Tippecanoe County Drainage Board

Minutes

August 17, 2006

Special Meeting

Those present were:

Tippecanoe County Drainage Board President KD Benson, Vice President John Knochel, member Ruth Shedd, County Surveyor Steve Murray, Drainage Board Attorney Dave Luhman, Drainage Board Engineering Consultant Dave Eichelberger from Christopher B. Burke Engineering Limited, and Drainage Board Secretary Brenda Garrison.

Clarian Arnett Hospital

Jon Perry of Gresham Smith and Partners appeared before the Board to request final approval for the Clarian Arnett Hospital project. Mr. Perry thanked the Board for the Special Hearing and specifically for Dave Eichelberger, Engineer Consultant and Surveyor Steve Murray's assistance. The overall site consisted of 115 acres located east of County Road 500 East south of McCarty Lane. This portion of the project would develop approximately 62 acres of the 115 acre site and include a new hospital building, a medical office building, powerhouse, parking lots, access drives, storm sewer, utility infrastructure, and water quality basins. Under existing conditions, Stormwater sheet flows to the Julius Berlowitz Regulated Drain. He noted they were working diligently to address the August 15, 2006 Burke memo comments completely.

Dave Eichelberger stated the following pertaining to situation with Caterpillar Logistics: According to the Ordinance, emergency routing must not impact adjacent property owners. Along the south property line there is a road which T's and in that general area there is a sag inlet where approximately 7 acres of developed land runs to the sag. When the sag can not handle the discharge it would overflow and run into a small pond. That pond could pond up approximately six feet deep and is drained by a pipe which would route it back into the system. If that pond were to overtop, it would break out and run into a wetland area alongside County Road 500 East. That area would then have to fill up approximately a foot to break into the Caterpillar Logistics' Center pond. Technically, it is preferred that all emergency routing flow directly to the outlet or to the ponds and then the outlet. In this situation they have done as best as they could. They have two back up systems for the overflow, as a result it would have to pond in the street, pond in the pond for six feet (which is going to be drained) then break out and pond in the wetland- then it would finally flow into the Caterpillar Logistics Center pond. Dave added he suggested to Mr. Perry and Brian Elmore they notify Caterpillar Logistics Center that emergency overflow into the pond was a possibility in very infrequent storms. Mr. Perry noted that there was a second area where a backup emergency overflow system designed from the dock area draining to the east and stated there would have to be really significant almost total failure of the system in two locations. Dave Eichelberger noted a trench drain was designed to drain the dock area as well as another pipe a little higher so if the dock area was to flood, it would be conveyed to the ponds on the east side. Dave felt with the two back up systems in place and their notification to Caterpillar that they were doing all they could to get the water to their outlet Dave Eichelberger then stated in the existing conditions four acres drained to the Caterpillar site and with the developed conditions it would be seven acres with two back up systems in place. The Surveyor then asked what the discharge would be before and after, Dave stated it would be difficult to determine right now. The Surveyor stated a provision was in the Ordinance (i.e. notification to downstream owners) due to historical problems over the years with post development impact to downstream owners. In response to KD's inquiry, Brian Elmore stated he asked for confirmation from Caterpillar of his notification. The attorney reiterated the provision allowed downstream owners the opportunity to voice concerns at the time a development appeared before the Board for approval. He noted Mr. Elmore stated Caterpillar was notified of the situation, the meeting today and requested confirmation of the notification. The Surveyor noted the emergency overflow was going into a previously approved detention facility which outlet to a storm sewer system along County Road 550 East installed by the City of Lafayette. Mr. Perry reiterated only in the event of a complete failure of two systems and a large rainfall would they potentially discharge onto Caterpillar site. John Knochel noted the Board, Clarian Arnett and Caterpillar Logistics were all aware of the situation. The Surveyor stated the August 15, 2006 under "General Conditions" comment No. 5 stated "All listed conditions must be completely addressed before any drainage infrastructure can be installed at the site, and before final plan approval and sign-off will be granted by the County Surveyor's Office." He recommended final approval with all the conditions as stated on the August 15, 2006 Burke memo as well as the added conditions: Receipt of confirmation from Caterpillar Logistics regarding the seven acre discharge, and analysis of the 72" pipe including the entire watershed drainage be completed to insure the proposed pond in the northwest corner would perform as designed presently

and to check for variable tail water conditions including the downstream analysis into the Berlowitz(as stated by Dave Eichelberger). John Knochel made a motion to grant final approval with the conditions as stated on the August 15, 2006 Burke memo as well as the analysis of the 72" pipe and receipt of confirmation of notification from Caterpillar Logistics. Ruth Shed seconded the motion. Clarian Arnett Hospital was granted final approval with conditions.

Steve Murray
Hadley Moors Part 7

The Surveyor stated the April 5, 2006 approved minutes regarding Hadley Moors Part 7 indicated he stated a Homeowners Association was to be formed for the entire Hadley Moors Subdivision. However during those minutes he encouraged a Homeowners Association for the entire Subdivision. He was in the process with the Board Attorney; Mr. Lux and Mr. Fine of potentially making the Subdivision's storm sewer system a regulated drain opposed to forming a Homeowners Association for the entire subdivision. He stated for clarification it was NOT mandatory to form a Homeowners Association for the entire subdivision; however it was mandatory to show proof of a Homeowners Association was established for Hadley Moors Part 7.

Upper JN Kirkpatrick Regulated Drain

The Surveyor updated the Board concerning the improvements to the Upper End JN Kirkpatrick Regulated Drain. Right of Entry letters were mailed last week. DF Properties and Daugherty Farms were signed and returned to date. Mr. Paul Kirkpatrick had requested a letter which stated the Board would be willing to vacate the existing 150 feet tile easements pertaining to those sections of the existing JN Kirkpatrick tile left in place after the improvements had been made (the alignment of the new open ditch will not be exact over top of existing tile as the "runs" will be perpetuated and tied into the new open channel). As new developments are completed those existing tiles will be picked up and combined into their storm sewer systems or abandoned as needed. The letter was sent out to those landowners affected.

Gambs Property

The Surveyor stated the tract lies (generally) east of Concord Road (County Road 250East) and north of Brady Lane (County Road 250 South) and runs east to the County Highway Garage and Extension Office property. It is located in the City of Lafayette. The Surveyor made a site visit in regard to the regulated drain. It appeared they had placed fill within the regulated drain easement (the easement was 75 feet from top of bank on both sides) in some areas, based on the limits of a flood plain stated in a 1994 letter requested by Schneider Engineering to I.D.N.R. of delineation of the floodplain and floodway. By those elevations noted, the owner had placed fill in the floodway and floodplain. Also fill had been placed on the additional ground acquired by the Board of Commissioners to the west of the County Highway garage. There was potential to cause problems upstream up to and to include the Board of Commissioner's properties. In response to KD's inquiry, the Surveyor stated he was unaware of an existing permit. The Attorney stated they did not have the right to place dirt on the County's property without permission. The County should notify the Department of Natural Resources concerning filling in of the floodway and note it was not done by the County or with the County's permission. The Attorney stated he would make a site visit and prepare the appropriate notification.

Robinson Ridge Minor Subdivision

KD informed the Surveyor during Area Plan's meeting the previous evening, an adjoining landowner raised drainage concerns regarding Robinson Ridge Minor Subdivision. The Area Plan Commission suggested the landowner contact the Surveyor office with her drainage concerns. KD suggested it may warrant the project to be presented to the Drainage Board for approval and wanted to inform the Surveyor of possible contact by the landowner to his office.

Public Comment

Brian Elmore expressed his appreciation for the Board's cooperation with Arnett Health Systems regarding the Clarian Arnett Hospital project. The Surveyor noted Arnett Health Systems' role in receiving approximately 380,000-400,000 cubic yards of dirt from the Berlowitz project which resulted in a substantial savings to the County. John Knochel made the motion to adjourn. Ruth Shedd seconded the motion. The meeting was adjourned.

KD Benson, President

John Knochel, Vice President

Brenda Garrison, Secretary

Ruth Shedd, Member